

2042 Belford Drive

FEATURES - 3.16.23

HIGHLIGHTS

- 6 bedrooms per public records (first floor guest bedroom / office - no closet)
- 3 full bathrooms (one on first floor)
- 2,631 square feet (per public records)
- .22 AC level lot (9,680 square ft per public records)
- Impressive two-story architecture
- Mount Diablo views
- Side yard space for small boat / RV
- No overhead powerline wires/cables on street

INTERIOR

- Formal living and dining rooms
- Spacious family room with vaulted ceiling, fireplace (gas or wood-burning), built-Ins + sliding door to backyard
- Laundry room (Samsung washer/dryer Included In sale)
- Complete interior paint (2023) Walls, trim, doors, stairway, fireplace
- Refinished original Oak hardwood floors - first and second floors
- Tile foyer
- Dual pane windows
- Andersen windows in kitchen and dining room
- Upgraded Interior doors/hardware, door casings, baseboards, crown trim
- Upgraded bedroom closet doors
- Plantation wood shutters (in three upstairs/front bedrooms)
- Ample closet space
- Spacious primary ensuite with walk-In closet
- All new electrical outlets and switches

EAT-IN KITCHEN

- White shaker-style custom maple-wood cabinets
- Pantry with roll-out drawers

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EAT-IN KITCHEN (continued)

- Built-in desk/hutch
- Silestone quartz countertops
- Subway tile backsplash
- Hardwood flooring
- Andersen double French doors to back patio, outdoor living
- KitchenAid appliances
- Entire kitchen painted, Including walls, ceiling, trim, cabinets and doors (2023)
- Recessed lighting

BATHROOMS

- Updated first floor full bath
Custom cabinets, European glass tile walls, with new Kohler Memoirs Collection pedestal sink (2023)
- Primary bath (remodeled 2021)
New sink, faucet, new luxury vinyl tile floor, new glass shower door, new cabinet doors & panels (Shaker style), tile & cultured marble counter epoxy coated white, new lighting / outlets /switches, closet slider doors, baseboards & casing, paint
- Second floor hall full bath (updated 2023)
New faucets, new luxury vinyl tile floor, new paint, new cabinet doors & panels (Shaker style), cultured marble counter/sinks epoxy coated white.

EXTERIOR

- Landscape updates: new trees, shrubs, plants, flowers, drip irrigation (2023)
- Exterior paint and trim, including pergola and gazebo (2022)
- Stained wood fences (2022)
- Redwood fence / West side (2011)
- Custom white vinyl side yard gates (both sides)
- Cal Stone classic cobble block pavers at front/rear/pool-deck/side yard
- Underground sprinkler system
- French drain and drywell (backyard)
- Mature trees and landscaping
- Custom masonry stone/brick pedestals at pergola

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POOL

- Pebble-Tec, solar-heated pool
- Upgraded systems, all new underground pipelines, solar heating, auto-chlorination

GARAGE

- 2-car parking
- New Carriage House insulated door with new frame and lift motor, smart app functionality (2022)

OTHER

- Bay Alarm System
- Two zone HVAC systems (upstairs and downstairs)
- First-floor HVAC with high-end air filtration (2003)
- 50-gallon hot water heater (2014)
- Upgraded attic insulation

Items Included in Sale:

- All kitchen appliances, including refrigerator
- Washer/dryer (Energy-efficient Samsung)
- Pool equipment

NEIGHBORHOOD ATTRACTIONS

- Highly-Rated Public Schools: Walnut Acres Elementary, Foothill Middle School, Northgate High School
- Parks: San Miguel Park, Heather Farm, Arbolado, Diablo Shadows, Borges Ranch
- Swim and Tennis Clubs: Rancho San Miguel, Scottsdale, Oak Grove
- Golf: Boundary Oaks, Diablo Hills Golf Club
- Shopping and Restaurants: Ygnacio Plaza Shopping Center, Whole Foods, Safeway, Orchards Shopping Center, Calicraft Brewing Co,
- Recreation: Hiking in Shell Ridge Open Space, Castle Rock Park, Borges Ranch and Mount Diablo State Park, Ygnacio Valley Canal Trail
- Other attractions: Shadelands Farmers Market, The Ultimate Fieldhouse, COPA Soccer Training Center, Ruth Bancroft Gardens